



**35 Graig Road, Gwaun Cae Gurwen, Ammanford, SA18 1EG**

**Offers in the region of £140,000**

A semi detached house set in the village of Gwaun Cae Gurwen close to local amenities and within 5 miles of Ammanford town centre. Accommodation comprises porch, entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, parking for 2 cars to front and rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Porch

with tiled floor, uPVC double glazed window to front and uPVC double glazed door to

## Entrance Hall

with tiled floor, stairs to first floor and radiator.

## Lounge/Diner

22'4" x 12'7" red to 9'9" (6.83 x 3.84 red to 2.99)



with tiled floor, 3 radiators and uPVC double glazed window to front and French doors into

## Kitchen

11'11" x 16'4" (3.64 x 5.00)



with range of fitted base and wall units,

stainless steel single bowl single drainer sink unit with mixer taps, plumbing for dishwasher, free standing electric cooker, extractor over, part tiled walls, tiled floor, radiator, textured ceiling, under stairs cupboard, uPVC double glazed French doors to rear, uPVC double glazed door to side and 2 uPVC double glazed windows to side.

## First Floor

## Landing

with hatch to roof space with pull down ladder.

## Bedroom 1

12'8" x 10'0" (3.87 x 3.07)



with radiator and uPVC double glazed window to front.

## Bedroom 2

9'7" x 11'10" (2.94 x 3.63)



with radiator and uPVC double glazed window to rear.

## Bedroom 3

9'4" x 7'3" (2.86 x 2.21)



with radiator, coved ceiling and uPVC double glazed window to front.

## Bathroom

13'1" x 8'8" (3.99 x 2.65)



with waterproof wall boards, low level flush WC, pedestal wash hand basin, airing cupboard with radiator and slatted shelving, panelled bath with shower over, heated towel rail, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, and uPVC double glazed window to side.

## Outside



with off road parking for 2 cars to front, side access to rear lawned garden with patio area and greenhouse. Outside tap and timber shed.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band B

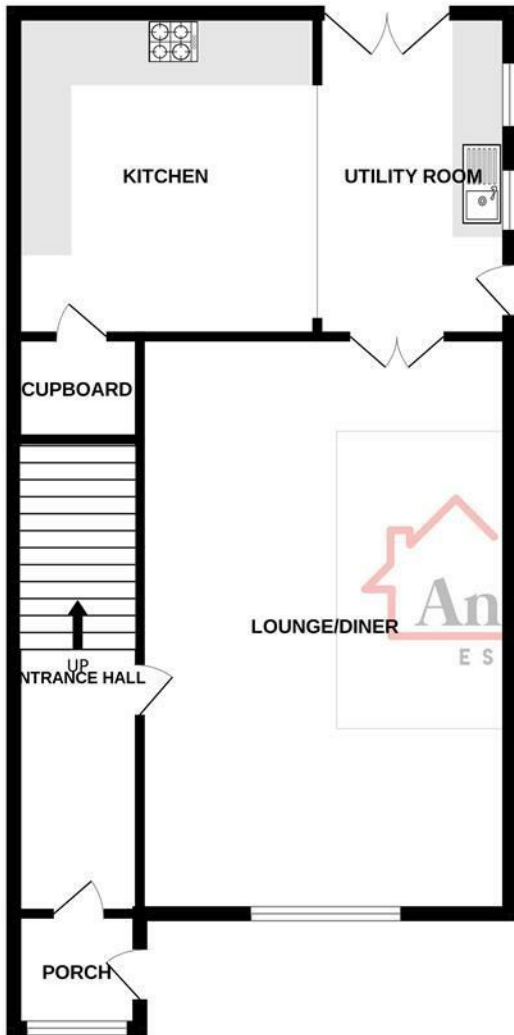
## **NOTE**

All photographs are taken with a wide angle lens.

## **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to the village of Gwaun Cae Gurwen, turn left onto the one way system onto Leyshon Road. Turn left to stay on Leyshon road and then turn left onto Graig Road. Follow the road down the hill and turn left and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			62
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.